170.0	0001	0008.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,000 /	857,000
					USE VALUE:	857,000 /	857,000
					ASSESSED:	857,000 /	857,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON LIBRARY
Owner 2:	
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as Libraries with a Office Building built about 1938, having primarily Brick Exterior and 4164 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
956	8048.000	394,000		463,000	857,000
Total Card	0.185	394,000		463,000	857,000
Total Parcel	0.185	394,000		463,000	857,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 205.81 /Parcel: 205.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112513

GIS Ref

GIS Ref

Insp Date 05/03/00

!13122!

PREVIOUS ASSESSMENT

Parcel ID 170.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	956	FV	394,000	0	8,048.	463,000	857,000		Year end	12/23/2021
2021	956	FV	394,000	0	8,048.	463,000	857,000		Year End Roll	12/10/2020
2020	956	FV	393,800	0	8,048.	463,000	856,800	856,800	Year End Roll	12/18/2019
2019	956	FV	375,400	0	8,048.	456,400	831,800	831,800	Year End Roll	1/3/2019
2018	956	FV	375,400	0	8,048.	350,600	726,000	726,000	Year End Roll	12/20/2017
2017	956	FV	375,400	0	8,048.	330,700	706,100	706,100	Year End Roll	1/3/2017
2016	903	FV	375,400	0	8,048.	304,300	679,700	679,700	Year End	1/4/2016
2015	903	FV	320,300	0	8,048.	284,400	604,700	604,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:13:07

LAST REV

Date	Time
03/11/16	09:57:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	3522-434		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2002	985	Sign	400					
10/26/2000	866	Sign	250	C				
4/15/1999	197	Demoliti	10,000					DEMO INTERIOR
4/12/1999	295	Alterati	150,000					REMODEL BLDG

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Meas/Inspect	264	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
956	Libraries		8048		Sq. Ft.	Site		0	70.	0.82	6									463,009						463,000	

Total AC/HA:	0.18476	Total SF/SM:	8048	Parcel LUC:	956	Libraries	Prime NB Desc	ARLINGTON	Total:	463,009	Spl Credit		Total:	463,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	3 - Concrete		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	25		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	1.23635530
Adj $ / SQ:	162.272
Other Features:	10415
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606079
Depreciation:	212128
Depreciated Total:	393951

COMMENTS

1909 MEDIA ONE ACCESS STUDIO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB
---	---	---	---	---	---	---

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

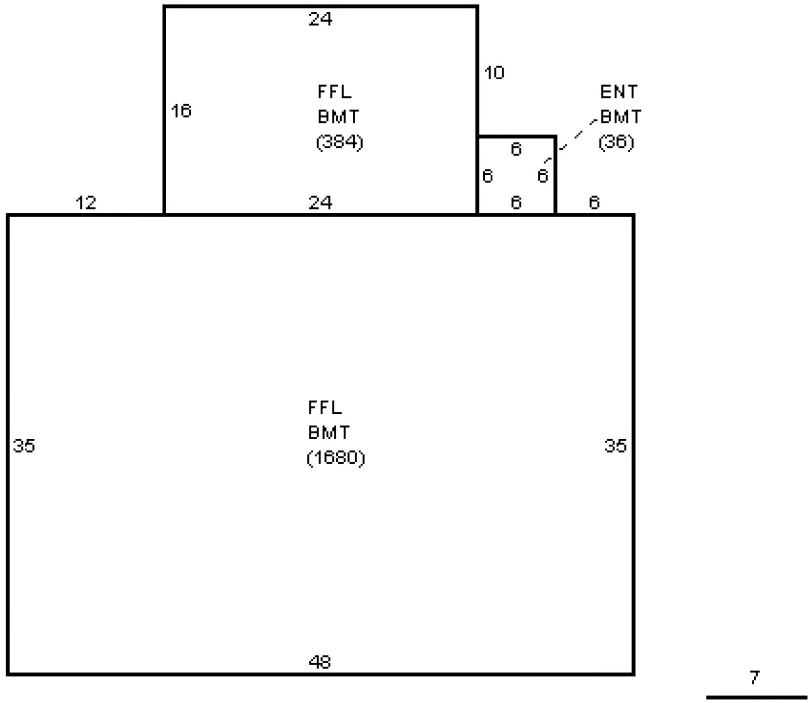
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.50
Special Features:	0	Val/Su Net:	93.81
Final Total:	394000	Val/Su SzAd	190.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,100	97.360	204,462
FFL	First Floor	2,064	162.270	334,929
ENT	ENTRY	36	32.640	1,175
	Net Sketched Area:	4,200	Total:	540,566
Size Ad	2064	Gross Area	4200	FinArea 4164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

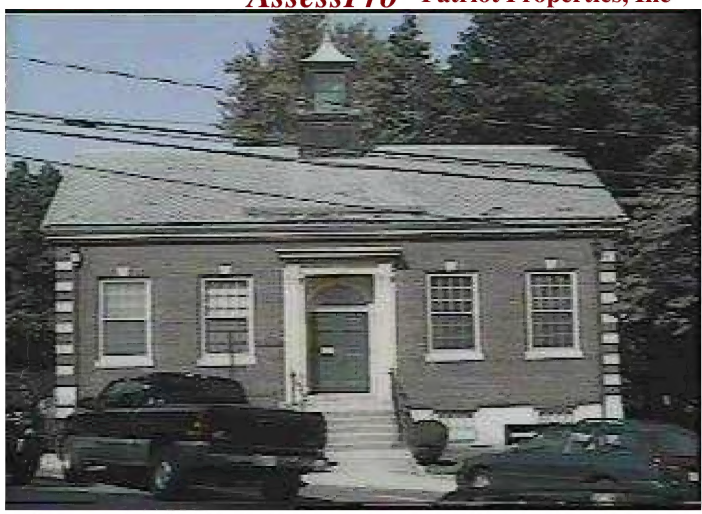
PARCEL ID

170.0-0001-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc